

LA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2024-000538

Klamath County, Oregon



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01/19/2024 04:10:51 PM

Fee: \$112.00

After recording, return to (Name and Address):

Jessica A. DuBose
 P.O. Box 46
 Midland, OR 97634

Returned at Counter

Until requested otherwise, send all tax statements to (Name and Address):

Jessica A. DuBose
 P.O. Box 46
 Midland OR 97634

[SPACE RESERVED FOR RECORDER'S USE]

QUITCLAIM DEED

Luther J. Horsley and Candace O. Horsley
 ("grantor"),
 for the consideration stated below, does hereby remise, release and forever quitclaim to Jessica A. DuBose

("grantee"), and to grantee's heirs, successors and assigns, all of
 that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County,
 Oregon, legally described (check one):

- ☒ as set forth on the attached Exhibit A, and incorporated by this reference.
☐ as follows: B, C, and D,

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ love and affection☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

S-N Form No. 721 – Quitclaim Deed – Page 1 of 2



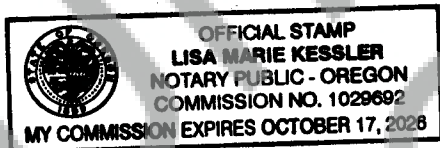
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on January 19, 2024; any signature on behalf of a business or other entity is made with the authority of that entity.

Luther J. Horsley
Candace Opperman Horsley

STATE OF OREGON, County of Klamath ss.
 This record was acknowledged before me on January 19, 2024
 by Luther J. Horsley and Candace O. Horsley
 or This record was acknowledged before me on _____
 by _____
 as (corporate title) _____
 of (company name) _____



Lisa M. Kessler
 Notary Public for Oregon
 My commission expires October 17, 2026

CLYDE M. HORSLEY and ALMETA HORSLEY, husband and wife,
Grantors, convey to LUTHER J. HORSLEY and CANDACE O. HORSLEY,
husband and wife, the following-described real property:

An undivided 1/5 interest in the following properties:

Parcel 1: In Klamath County, Oregon:

The North half of the Southwest quarter and the Southeast quarter of the Southwest quarter and the West half of the Southeast quarter of Section 31, Township 39 South, Range 9 E. W. M., less and excepting the small triangular tract being that part of the Northwest quarter of the Southwest quarter of Section 31, Township 39 S. R. 9 E. W. M., lying Southwest of the county road,

EXCEPTING THEREFROM: That portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31, Twp. 39 S., Range 9 East of the Willamette Meridian, lying along the south side of Old Midland Road, consisting of 1.7 acres more or less.

Parcel 2: In Klamath County, Oregon:

The Easterly half acre of Lot 28 of First Midland Addition.

Parcel 3:

E $\frac{1}{2}$ NW $\frac{1}{4}$ and W $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 6 Township 40 South, Range 9, East of the Willamette Meridian, EXCEPT tract conveyed to Richard H. Outcalt by Deed recorded September 6, 1963, in Deed Volume 348 at page 38, Klamath County, Oregon.

Parcel 4: In Klamath County, Oregon:

Willamette Meridian, Oregon.

T. 39 S., R. 9 E.,
Sec. 31, SE $\frac{1}{4}$ SE $\frac{1}{4}$;
Sec. 32, SW $\frac{1}{4}$ SW $\frac{1}{4}$, excepting, however, from the effect of this conveyance, that certain parcel of land containing one acre, more or less, excepted in deed dated May 2, 1936 and recorded May 5, 1936 in Vol. 106, Page 321 of Deeds, Klamath County, Oregon, and described as follows: Beginning at the NE corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$, thence South 264 feet; thence West 165 feet; thence North 264 feet; thence East 165 feet to the point of beginning.

Parcel 5: In Klamath County, Oregon:

A tract of land situated in the SW $\frac{1}{4}$ of Section 30 Township 39 South, Range 9 East of the Willamette Meridian. That portion of Government lot 3 lying south of Southeasterly of the Right of Way line of the Central Pacific Railroad. That portion of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ lying between the Southeasterly right of way line of the Central Pacific Railroad and the Northwesterly right of way line of the Dalles-California Highway. That portion of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ lying Northwesterly of the Northwesterly right of way line of the Dalles-California Highway.

All parcels SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage, also retaining and RESERVING unto the Grantors herein a life estate in the residence and buildings thereon. The true and actual consideration for this conveyance is love and affection.

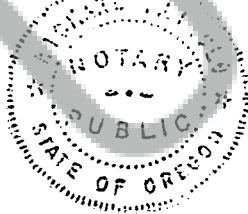
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Dated this 19th day of December, 1985.

Clyde M. Horsley
Almeta Horsley

STATE OF OREGON }
County of Klamath } ss.

On this 19th day of December, 1985, personally appeared before me the above-named CLYDE M. HORSLEY and ALMETA HORSLEY, husband and wife, and acknowledged the above instrument to be their voluntary act and deed.



Richard Fawcett
Notary Public for Oregon

My Commission expires: 3/15/88

Statutory Bargain and
Sale Deed, Page -2-

PROCTOR, PUCKETT & FAIRCLO
ATTORNEYS AT LAW
280 MAIN STREET
KLAMATH FALLS, OREGON 97601

Att: Luther & Candace Horsley
P.O. Box 209, Medford Ore.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Luther Horsley the 12th day
of Jan. A.D., 19 89 at 2:04 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 715.

Evelyn Biehn County Clerk

FEE \$13.00

By Candace Horsley

65024

07-22-93P02:38 RCVD

Exhibit B
Vol. M93 Page 17881

STATUTORY SPECIAL WARRANTY DEED

ALMETA D. HORSLEY and CHANDELLE L. CRUMRINE, Grantors,
convey and specially warrant to LUTHER J. HORSLEY and CANDACE O. HORSLEY,
Husband and Wife, Grantees, the following described real property, free of encumbrances
created or suffered by the grantor except as specifically set forth herein:

In Klamath County, Oregon:

Lots 7 and 8 and the East one-half of Lot 6 in Block 3;
All of Blocks 4 and 5;
Lots 7, 8, 9, 10, and the East one-half of Lots 6 and 11 in Block 6;
Lot 8 in Block 9;
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 in Block 10;
Lot 7 in Block 11;
All in Midland Heights Addition to the Town of Midland, Oregon, according
to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

SUBJECT TO reservations, liens, and restrictions of record, easements and rights
of way of record and those apparent on the land.

The true and actual consideration for this conveyance is Love and Affection.

Until a change is requested, all tax statements are to be sent to the following
address:

Return:
Luther and Candace Horsley
P.O. Box 209
Midland, OR 97634

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED
IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE
TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING
DEPARTMENT TO VERIFY APPROVED USES.

Dated this 21 day of JULY, 1993.

Almeta D. Horsley
Chandelle L. Crumrine

STATE OF OREGON

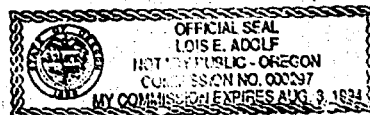
County of Klamath

ss.

The foregoing instrument was acknowledged before me this 21 day of July,
1993, by ALMETA D. HORSLEY and CHANDELLE L. CRUMRINE.

Richard Faircloth
Notary Public for Oregon
My Commission expires:

RICHARD FAIRCLO
ATTORNEY AT LAW
280 MAIN STREET
KLAMATH FALLS, OREGON 97601



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ July _____ A.D., 19 93 at 2:38 o'clock P.M., and duly recorded in Vol. M93
of _____ Deeds _____ on Page 17881.

FEE \$30.00

Evelyn Biehn County Clerk

By Richard Faircloth

Exhibit C
~~EXHIBIT "A"~~
LEGAL DESCRIPTION

The W1/2 of NE1/4, EXCEPTING THEREFROM the North 520 feet of the East 300 feet;

AND

The NE1/4 of the SE1/4 of Section 31, Township 39 South, Range 9 East of the Willamette Meridian;

AND

The following described tract of land: Beginning at the Southwest corner of the SE1/4 of the NE1/4 of Section 31 of Township 39 South, Range 9 East, Willamette Meridian; thence East 150 feet; thence North 150 feet; thence West 150 feet; thence South 150 feet to the place of beginning.

EXCEPTING THEREFROM those portions lying within Delfatti Lane and EXCEPT those portions lying within USBR drains.

Exhibit D

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A portion of the following described land,
in Klamath County, Oregon:

A tract of land situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 6, Township 40 South,
Range 9 E.W.M., Klamath County, Oregon, more particularly described as
follows:

Beginning at a point on the Southerly right of way of a county road
along the North line of Section 6 T. 40 S. R. 9 E. W. M. from which the
Northwest corner of said Section 6 is North 88°39' West 2340.1 feet
distant; thence South 2°28' West 223.18 feet; thence East 101.0 feet;
thence North 2°28' East 222.12 feet to the Southerly right of way of
said County Road; thence North 89°23' West 101.0 feet, more or less,
to the point of beginning, said parcel containing 0.51 acres, more or
less,

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Proctor & Fairclo the 16th day
of Jan. A.D., 19 91 at 3:50 o'clock P. M., and duly recorded in Vol. M91,
of Deeds on Page 1110.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Marshall

Exhibit "A"

Ref:
PROCTOR, PUCKETT & FAIRCLO
ATTORNEYS AT LAW
280 MAIN STREET
KLAMATH FALLS, OREGON 97601

3300